153.0	0003	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	803,700	/	803,700
USE VALUE:	803,700	/	803,700
ASSESSED:	803,700	/	803,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		FAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONOVAN KEVIN/ETAL
Owner 2:	DONOVAN FREDERIQUE
Owner 3:	
Street 1:	44 FAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,593 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2178 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6593.000	309,500		494,200	803,700
Total Card	0.151	309,500		494,200	803,700
Total Parcel	0.151	309,500		494,200	803,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.01 | /Parcel: 369.0

Legal Description

User Acct
101632
GIS Ref
GIS Ref
Insp Date
04/26/18

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0003-0005.0

!12004!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,600	0	6,593.	494,200	803,800	803,800	Year End Roll	12/18/2019
2019	101	FV	236,300	0	6,593.	463,300	699,600	699,600	Year End Roll	1/3/2019
2018	101	FV	214,100	0	6,593.	383,000	597,100	597,100	Year End Roll	12/20/2017
2017	101	FV	214,100	0	6,593.	352,100	566,200	566,200	Year End Roll	1/3/2017
2016	101	FV	214,100	0	6,593.	321,300	535,400	535,400	Year End	1/4/2016
2015	101	FV	201,300	0	6,593.	315,100	516,400	516,400	Year End Roll	12/11/2014
2014	101	FV	201,300	0	6,593.	292,800	494,100	494,100	Year End Roll	12/16/2013
2013	101	FV	200,400	0	6,593.	278,600	479,000	479,000		12/13/2012

PRINT

Date	Time
12/11/20	02:07:34

LAST REV

Date	Time
05/14/18	09:56:12
apro	

PAT ACCT. 12004

USER DEFINED

Prior Id # 1:	101632
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHER LAWRENCE	1159-105		7/31/1996		267,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2012	945	Manual						INSTALL EXHAUST FA
7/27/2012	946	Redo Bat	12,000					2ND FLOOR BATH
8/9/2011	834	Re-Roof	12,500					
10/2/2008	1262	New Wind	10,800					
6/9/2005	466	Manual	2,500					fence
7/26/1999	466	Manual	2,000					REPLACE 2 WINDOWS
5/6/1994	170	Manual	3,200					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS&NOTICE	BS	Barbara S
11/5/2008	Meas/Inspect	189	PATRIOT
1/7/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6593		Sq. Ft.	Site		0	80.	0.94	9									494,232						494,200	

Total AC/HA:	0.15135	Total SF/SM:	6593	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	494,232	Spl Credit		Total:	494,200

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27388585
Const Adj.:	0.98990101
Adj $ / SQ:	170.238
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442645
Depreciation:	133147
Depreciated Total:	309497

COMMENTS

PDAS. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

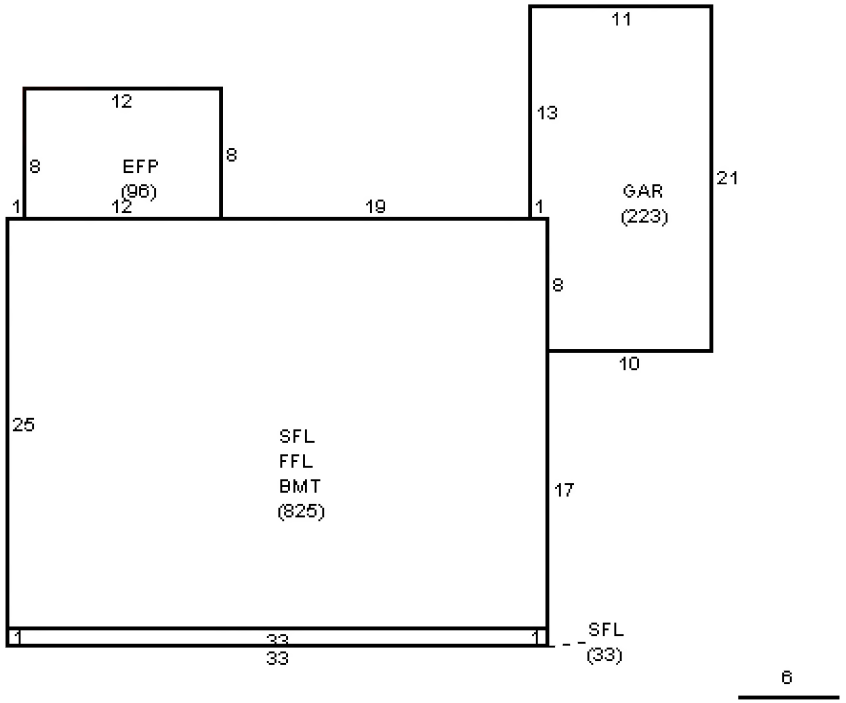
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	170.24
Special Features:	0	Val/Su Net:	109.48
Final Total:	309500	Val/Su SzAd	183.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	858	170.240	146,064
BMT	Basement	825	70.990	58,566
FFL	First Floor	825	170.240	140,446
GAR	Garage	223	25.950	5,786
EFP	Enclos Porch	96	55.020	5,282

Net Sketched Area:	2,827			Total:	356,144
Size Ad	1683	Gross Are	2827	FinArea	2178

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: